

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSSC – Highways Authority
DATE:	8 May 2025
LOCATION:	11 Montague Place Worthing West Sussex BN11 3BG
SUBJECT:	AWDM/0524/25 Change of use of part ground floor and upper floors from commercial (Class E) to four self-contained residential units (Use Class C3) with shopfront alteration
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the change of use of part ground floor and upper floors from commercial (Class E) to four self-contained residential units with shopfront alteration. The site is located on Montague Place, an E-classified, pedestrianised road.

Currently the site does not benefit from a vehicular access point, or parking provision. The proposed change of use would not alter these arrangements. The WSSC parking demand calculator would expect that three parking spaces would be required for a development of this size and location. However, the LHA acknowledge the sustainable location of the proposed dwellings, within the town centre, with a variety of shops and services within the immediate vicinity. The LHA would request that secure and covered cycle storage be provided to encourage sustainable transport methods, however, given the site constraints, this is not likely to be possible, and the LHA would not insist upon this given the site location. The LPA may wish to consider whether cycle storage can be provided.

The proposal is not anticipated to result in a material intensification of use of the existing site and surrounding road network, given the town centre location and that staff and customers of the existing retail use would arrive on foot.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Nicola Elliott
West Sussex County Council – Planning Services